



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

Diane M. Sugimura, Director

CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 3004262
Application Name: David Neiman
Address of Proposal: 4339 University Way NE

SUMMARY OF PROPOSED ACTION

Land Use Permit to change the use of 3,705 sq. ft. of apartment units (six units), to 3,705 sq. ft. of administrative office with accessory storage.

The following approval is required:

SEPA - Environmental Determination - Chapter 25.05 Seattle Municipal Code.

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ EIS

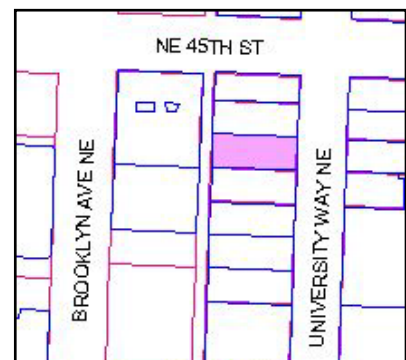
☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

BACKGROUND DATA

Site & Vicinity Description

The site is located on the western block front of the 4300 block of University Way NE, southwest of the intersection of NE 45th St and University Way NE. The site contains a six unit apartment building. The site is zoned Neighborhood Commercial 3 with a 65 foot height limit (NC3-65 P1). Surrounding properties are also zoned NC3-65 P1 and are developed with a variety of commercial structures.



Proposal

The proposal is to change the use of the six apartment units within the building to 3,705 square feet of administrative office with accessory storage.

Public Comment

No public comments were received during the comment period that ended on March 1, 2006.

ANALYSIS – SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated January 27, 2006 and annotated by the Land Use Planner. The information in the checklist, supplemental information provided by the applicant, project plans, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 23.05.665) discusses the relationship between the City's code/policies and environmental review. The Overview Policy states, in part, "Where City regulations have been adopted to address an environmental impact; it shall be presumed that such regulations are adequate to achieve sufficient mitigation". The Policies also discuss in SMC 23.05.665 D1-7, that in certain circumstances it may be appropriate to deny or mitigate a project based on adverse environmental impacts. This may be specified otherwise in the policies for specific elements of the environment found in SMC 25.05.675. In consideration of these policies, a more detailed discussion of some of the potential impacts is appropriate.

Short-term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to suspended particulate from building activities and hydrocarbon emissions from construction vehicles and equipment; increased dust caused by construction activities; increased traffic and demand for parking from construction equipment and personnel; conflict with normal pedestrian movement adjacent to the site; increased noise; and consumption of renewable and non-renewable resources.

Several adopted City codes and/or ordinances provide mitigation for some of the identified construction related impacts. Specifically these are: Stormwater, Grading and Drainage Control Code (grading, site excavation and soil erosion); Street Use Ordinance (watering streets to suppress dust, removal of debris, and obstruction of the pedestrian right-of-way). Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts, but impacts related to air quality require further discussion.

Air Quality

The Puget Sound Clean Air Agency (PSCAA) regulations require control of fugitive dust to protect air quality and will require permits for removal of asbestos (if any) during demolition. The owner and/or responsible party(ies) are required to comply with the PSCAA rules pertaining to demolition of projects with or without asbestos. This will ensure proper handling and disposal of asbestos, as well as demolition of structures without asbestos. No further SEPA conditioning is necessary.

Long - term Impacts

Long-term impacts anticipated by the proposal include; slightly increased traffic impacts as vehicles are brought to and from the site by employees; and increased airborne emissions resulting from additional traffic as well as slight increases in noise, glare, and runoff.

The long-term impacts anticipated are minor in scope considering the proposal involves limited construction activity.

Traffic impacts are expected to increase at the project location since automobile usage for an administrative office generates more trips than a six unit apartment building. However, the increase in trips is not expected to be significant, and there will likely be no discernable impacts on traffic operations or intersections in the immediate vicinity. Therefore, no SEPA conditioning for traffic or parking impacts is necessary.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 (2)(C).

CONDITIONS - SEPA

None.

Signature: (signature on file)
Colin R. Vasquez, Senior Land Use Planner
Department of Planning and Development

Date: May 25, 2006